

A RESOLUTION finding, determining and ratifying an inducement resolution of the Fort Wayne Economic Development Commission authorizing the issuance and sale of \$1,750,000.00 Economic Revenue Bonds of the City of Fort Wayne, Indiana, for the purpose of inducing the Applicant to proceed with the acquisition, construction and equipping of the Project.

WHEREAS, the City of Fort Wayne, Indiana, (the "Issuer") is authorized by I.C. 18-6-4.5 (the "Act") to issue revenue bonds for the financing of economic development facilities, the funds from said financing to be used for the acquisition, construction and equipping of said facilities, and said facilities to be either sold or leased to another person or directly owned by another person; and

WHEREAS, HTI MEDICAL PROPERTIES, LTD., a joint venture, (the "Applicant") has advised the Fort Wayne Economic Development Commission and the Issuer that it proposes that the Issuer lease the same to the Applicant or loan proceeds of an economic development financing to the Applicant for the same, said economic development facility to be a 22,000 square foot medical office facility, including the real estate on which it is to be located, and to be located at 618 West Washington Boulevard, Fort Wayne, Indiana, (the "Project"); and

WHEREAS, the diversification of industry and an increase in approximately 80 job opportunities to be achieved by the acquisition, construction and equipping of the Project will be of public benefit to the health, safety and general welfare of the Issuer and its citizens; and

WHEREAS, having received the advice of the Fort Wayne Economic Development Commission, it would appear that the financing of the Project would be of public benefit to the health, safety and general welfare of the Issuer and its citizens; and

WHEREAS, the competitive effect of the economic development facilities on any similar facility already constructed or operating in or about Fort Wayne, Indiana, has been reviewed and considered;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of Fort Wayne:

1. The Common Council finds, determines, ratifies and confirms the promotion of diversification of economic development and job opportunities in and near Fort Wayne, Indiana, and in Allen County, is desirable to preserve the health, safety and general welfare of the citizens of the Issuer; and that it is in the public interest that Fort Wayne Economic Development Commission and said Issuer take such action as it lawfully may to encourage diversification of industry and promotion of job opportunities in and near said Issuer.

2. The Common Council further finds, determines, ratifies and confirms that the issuance and sale of revenue bonds in an amount not to exceed \$1,750,000.00 of the Issuer under the Act for the acquisition, construction and equipping of the Project and the sale or leasing of the Project to the Applicant or the loaning of the proceeds of such a financing to the Applicant for such purposes will serve the public purpose referred to above, in accordance with the Act.

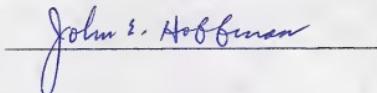
3. In order to induce the Applicant to proceed with the acquisition, construction and equipping of the Project, the Common Council hereby finds, determines, ratifies and confirms that (i) it will take or cause to be taken such actions pursuant to the act as may be required to implement the aforesaid financing, or as it may deem appropriate in pursuance thereof, provided that all of the foregoing shall be mutually acceptable to the Issuer and the Applicant; (ii) it will adopt such ordinances and resolutions and authorize the execution and delivery of such instruments and the taking of such action as may be necessary and advisable for the authorization, issuance and sale of said economic development bonds.

4. All costs of the Project incurred after the passage of this inducement resolution, including reimbursement or repayment to the Applicant of moneys expended by the Applicant for planning, engineering, interest paid during construction, underwriting expenses, attorney and bond counsel fees, acquisition, construction and equipping of the Project will be permitted to be included as part of the bond issue to finance said Project, and the Issuer will thereafter either sell or lease the same to the Applicant or loan the proceeds of such financing to the Applicant for the same purposes.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 1980.

  
Robert A. Caw  
Councilman

Approved as to Form and Legality:



  
FRIENDS LAWMAKERS  
FOR A BETTER STATE

Read the first time in full and on motion by Gia Quinta,  
seconded by Eisbark, and duly adopted, read the second time  
by title and referred to the Committee Jenner (and the City  
Plan Commission for recommendation) and Public Hearing to be held after  
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,  
Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, M., E.S.T.

DATE: 9-23-80

Charles W. Westerman  
CHARLES W. WESTERMAN  
CITY CLERK

Read the third time in full and on motion by Stier,  
seconded by Eisbark, and duly adopted, placed on its  
passage. PASSED (LOST) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>V</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>V</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>V</u>	_____	_____	_____	_____
<u>NUCKOLS</u>	<u>V</u>	_____	_____	_____	_____
<u>SCHMIDT, D.</u>	<u>V</u>	_____	_____	_____	_____
<u>SCHMIDT, V.</u>	<u>V</u>	_____	_____	_____	_____
<u>SCHOMBURG</u>	<u>V</u>	_____	_____	_____	_____
<u>STIER</u>	<u>V</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>V</u>	_____	_____	_____	_____

DATE: 10-14-80

Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,  
Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL)  
(APPROPRIATION) ORDINANCE (RESOLUTION) No. Q-86-80  
on the 14th day of October, 1980.

ATTEST:

Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

(SEAL)

Vivian J. Schmidt  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on  
the 15th day of October, 1980, at the hour of  
11:00 o'clock A M., E.S.T.

Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 10th day of October  
1980, at the hour of 9 o'clock A M., E.S.T.

Winfield C. Moses, Jr.  
WINFIELD C. MOSES, JR.  
MAYOR

BILL NO. R-80-09-20

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN  
~~XXXXXX~~ A RESOLUTION finding, determining and ratifying an inducement  
resolution of the Fort Wayne Economic Development Commission authorizing  
the issuance and sale of \$1,750,000.00 Economic Revenue Bonds of the  
City of Fort Wayne, Indiana, for the purpose of inducing the Applicant  
to proceed with the acquisition, construction and equipping of the  
Project

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

JAMES S. STIER, CHAIRMAN

*James S.*

MARK GiQUINTA, VICE CHAIRMAN

*Mark E. GiQuinta*

BEN EISBART

*Bon Eibart*

PAUL M. BURNS

*Paul M. Burns*

DONALD J. SCHMIDT

*D.J. Schmidt*

*10-14-80*  
CONCURRED IN

DATE CHARLES W. WESTERMAN, CITY CLERK

RESOLUTION OF THE FORT WAYNE  
ECONOMIC DEVELOPMENT COMMISSION

WHEREAS, the City of Fort Wayne, Indiana, (the "Issuer") is authorized by I.C. 18-6-4.5 (the "Act") to issue revenue bonds for the financing of economic development facilities, the funds from said financing to be used for the acquisition, construction and equipping of said facilities, and said facilities to be either sold or leased to another person or directly owned by another person; and

WHEREAS, HTI MEDICAL PROPERTIES, LTD., a joint venture, (the "Applicant") has advised the Fort Wayne Economic Development Commission and the Issuer that it proposes that the Issuer either acquire, construct, and equip an economic development facility and sell or lease the same to the Applicant or loan proceeds of an economic development financing to the Applicant for the same, said economic development facility to be an 18,000 square foot medical office facility, to be located at 618 West Washington Boulevard, Fort Wayne, Indiana (the "Project"); and

WHEREAS, the diversification of industry and an increase in approximately 80 job opportunities to be achieved by the acquisition, construction and equipping of the Project will be of public benefit to the health, safety and general welfare of the Issuer and its citizens; and

WHEREAS, it would appear that the financing of the Project would be of public benefit to the health, safety and general welfare of the Issuer and its citizens; and

WHEREAS, the competitive effect of the economic development facility on similar facilities already constructed or operating in or about Fort Wayne, Indiana, or Allen County has been reviewed and considered;

NOW, THEREFORE, BE IT RESOLVED by the Fort Wayne Economic Development Commission:

1. It finds and determines that the promotion of diversification of economic development and job opportunities in and near Fort Wayne, Indiana, and in

Allen County, is desirable to preserve the health, safety and general welfare of the citizens of the Issuer; and that it is in the public interest that this Commission and the Issuer take such action as it lawfully may to encourage diversification of industry and promotion of job opportunities in and near said Issuer.

2. It further finds and determines that the issuance and sale of revenue bonds in an amount not to exceed \$1,750,000.00 of the Issuer under the Act for the acquisition, construction and equipping of the Project and the sale or leasing of the Project to the Applicant or the loan of the proceeds of the revenue bonds to the Applicant for such purposes will serve the public purposes referred to above, in accordance with the Act.

3. In order to induce the Applicant to proceed with the acquisition, construction and equipping of the Project, this Commission hereby determines that (i) it will take or cause to be taken such actions pursuant to the Act as may be required to implement the aforesaid financing, or as it may deem appropriate in pursuance thereof, provided that all of the foregoing shall be mutually acceptable to the Issuer and the Applicant; (ii) it will adopt such resolutions and authorize the execution and delivery of such instruments and the taking of such action as may be necessary and advisable for the authorization, issuance and sale of said economic development bonds.

4. All costs of the Project incurred after the passage of this inducement resolution, including reimbursement or repayment to the Applicant of moneys expended by the Applicant for planning, engineering, interest paid during construction, underwriting expenses, attorney and bond counsel fees, acquisition, construction and equipping

of the Project will be permitted to be included as part of the bond issue to finance said Project, and the Issuer will thereafter either sell or lease the same to the Applicant or loan the proceeds of the revenue bonds to the Applicant for the same Project.

Adopted this 17 day of September, 1980.

FORT WAYNE ECONOMIC DEVELOPMENT  
COMMISSION

Sam G. Lutz  
Walter J. Schaefer  
Marvin R. Immelco  
Jack Green



REPORT OF THE FORT WAYNE ECONOMIC DEVELOPMENT  
COMMISSION CONCERNING THE PROPOSED FINANCING  
OF ECONOMIC DEVELOPMENT FACILITIES FOR  
HTI Medical Properties Limited

Having been furnished certain data by the above applicant, and having had discussions with representatives of said applicant, the Fort Wayne Economic Development Commission now submits the following report pursuant to Indiana Code 18-6-4.5-16.

Description of Proposed Facilities

22,000 square foot medical office facilities located at 618

Washington Blvd.

Estimate of Public Services Required

All public services, including water and sewage, now exist. No public facilities will be made necessary on account of the proposed facilities.

Total Project Cost

The total project cost for the purchase, construction and equipping of the facilities is estimated to be \$ 1,750,000.00 including costs of issuance of the economic development revenue bonds.

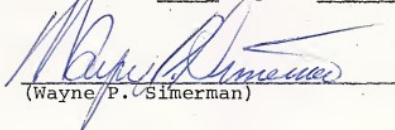
Number of Jobs and Estimated Payroll

It is anticipated there will be approximately 80 new jobs created by this project with an estimated payroll increase of approximately \$ 800,000.00 annually.

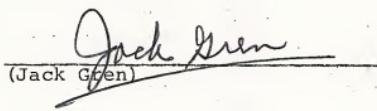
Adverse Competitive Effect

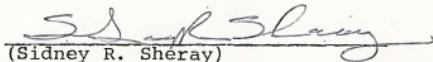
The construction of the facilities will not have an adverse competitive effect on any similar facilities already constructed or operating in or near Fort Wayne, Indiana.

Dated this 17th day of September, 1980.

  
(Wayne P. Simerman)

(Louis R. Dinwiddie)

  
(Jack Green)

  
(Sidney R. Sheray)

(Donald B. Fisher)

# Memorandum

To Economic Development Commission Date Sept. 17, 1980  
From Kathy A. Moses, Senior Planner *KM*  
Subject HTI Medical Properties, LTD., EDC Bond

COPIES TO:

File

This proposed medical office building does comply with the goals contained in the Allen County Overall Economic Development Program. Specifically, it serves as business development within a Community Development Block Grant target neighborhood. In addition, it is in the immediate vicinity of the Broadway Commercial Revitalization Project. The project will create 80 new jobs at a cost per job of \$21,875. Job generation in target neighborhoods is a high priority in the City neighborhood plans.

The provision of a medical office facility at this location supports the Fort Wayne Comprehensive Plan's policy of encouraging inner core reinvestment and revitalization. The physical stock will receive direct investment and more services will be available in the central city.

The zoning in the project area is presently B3B, General Business, which does allow for the intended medical office



## THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802  
city plan commission

September 18, 1980

John Hoffman, Esquire  
City Attorney  
1212 Anthony Wayne Bank Building  
Fort Wayne, IN 46802

Re: H.T.I. Medical Properties, L.T.D.  
E.D.C. Bond

Dear Mr. Hoffman:

The property located at 618 West Washington Boulevard is zoned "B3B" General Business. The General Business zoning classification permits medical office uses such as the one proposed in this application.

If you have additional questions, please contact me at 423-7571.

Sincerely,

*Gary Baeten*  
Gary Baeten  
Senior Planner

GB:kas



## THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

September 16, 1980

To: Debbie Shell  
From: Frank W. Heyman  
Subject: EDC Applications of HTI Medical Properties; Markkay, Inc.;  
Boothe Financial Corporation

I have reviewed the applications and financial statements of the above named applicants.

I find no problems with these documents which should deter action by the Commission.

Attachments  
FWH/kme

DIGEST SHEET

TITLE OF ORDINANCE: Inducement Resolution for an issue of \$1,750,000.00.

**DEPARTMENT REQUESTING ORDINANCE:** Economic Development Commission

SYNOPSIS OF ORDINANCE: A 22,000 square foot medical office facility including the real estate on which it is to be located; and to be located at 618 West Washington Boulevard, Fort Wayne, Indiana, on application of

EFFECT OF PASSAGE: The construction of new medical facility creating 80 new jobs with an estimated payroll of approximately \$800,000.00.

EFFECT OF NON-PASSAGE: None of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS): None.

ASSIGNED TO COMMITTEE: